DELEGATED DECISION REPORT

SMD/2017/0141 **Valid 13/03/2017**	**12 SPINNEY CLOSE** **ENDON**	**CONVERSION OF ATTACHED GARAGE INTO KITCHEN AND SUN ROOM, INCLUDING NEW PITCHED ROOF** **(FULL - HOUSEHOLDER)**

MAIN ISSUES

- design
- neighbour amenity
- street scene

DESCRIPTION OF SITE

The property is a detached bungalow at the head of Spinney Close backing on to the Endon with Stanley Parish playing field. There is a detached two storey house at a slightly lower level of c.0.5m to 1.0m neighbouring immediately along side to the east and a bungalow in the adjacent plot to the west.

The bungalow has an existing attached flat roofed garage linked with the house by a corridor element which provides an entrance vestibule and accommodates an en-suite bathroom to the rear. The flat roofed element as existing extends beyond the rear elevation line of the main (pitched roof) house and accommodates a 'sun-room'. The garage has apparently been previously adapted as auxiliary living space. A drive to the front provides space which readily would accommodate at least two domestic vehicles.

PROPOSAL

To add pitched roofs to the existing flat roofed elements and re-configure the internal space. Window openings would be retained in the easterly elevation as existing with one exception where the window would be narrowed into a more vertical proportion. A door and window in the north elevation of the 'sun-room' and in the west elevation of the main house are in both cases to be closed up.

RELEVANT LOCAL AND NATIONAL PLANNING POLICIES

Core Strategy Development Plan Document (Adopted 2014)

S01 Spatial Objectives
SS1 Development Principles
SS1a Presumption in Favour of Sustainable Development
SS6a Larger villages area strategy
DC1 Design Considerations
T1 Development and Sustainable Transport

National Planning Policy Framework
Paragraphs: 1 to 17
Section(s): Section 7 – Requiring Good Design

SITE HISTORY / RELEVANT PREVIOUS APPLICATIONS
None

CONSULTATIONS

Publicity
Site Notice expiry date: 12th April 2017
Neighbour consultation period ends:
Press Advert: N/A (*Add date if applicable)

Public Comments
None

Town / Parish Comments
Endon with Stanley Parish Council – no objection

OFFICER COMMENTS

Principle of Development
Within the larger villages development boundary development is supported in principle.

Design
In design the addition of pitched roofs with lower ridge heights and therefore subordinate to the ridge of the main house creates an appropriate and pleasing assemblage.

Amenity
In terms of street scene the amenity is not harmed and the introduction of suitably sub-ordinate pitched roofing may be considered an improvement.

Close consideration has been given to the relationship of the windows in the eastern elevation with the neighbouring property to the east. Several factors lead to the conclusion that there are no adverse consequences for neighbour amenity. Although one window would be slightly modified in its proportions the three openings would remain essentially as existing. Conversion of the existing garage to habitable accommodation would not of itself require planning consent nor would the alteration of window openings. Although the site is to the west of this property and the increase in roof height may impact on afternoon sunlight to the rear garden area, it is considered that the height increase is relatively modest and given that the pitch of the roof slopes away from the boundary it is not considered that a refusal on amenity

grounds could be sustained. It is further noted that the boundary between the properties is strongly screened by evergreen shrub vegetation (laurel).

Highway Safety
The available parking space of the existing unaltered driveway is sufficient.

CONCLUSION / PLANNING BALANCE
The application is recommended for approval on grounds that the design and amenity assessments find it fully satisfactory.

OFFICER RECOMMENDATION : Approve

Case Officer: Arne Swithenbank
Recommendation Date: 25/04/2017

X B.J. Haywood

Signed by: Ben Haywood

On behalf of Staffordshire Moorlands District Council